



GRASSROOTS
REALTY GROUP

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458 Hotchkiss Manor SE
Calgary, Alberta

MLS # A2308488



\$664,650

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,042 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: n/a

Welcome to this thoughtfully designed 3-bedroom, 2.5-bath home in the growing community of Hotchkiss. Built by NuVista Homes, this home features 9' ceilings on the main floor and foundation, creating a bright and open feel throughout. The main level showcases luxury vinyl plank flooring and a stylish two-tone kitchen with quartz countertops, extended upper cabinetry, and an upgraded Samsung appliance package. The open-concept layout flows into the living area with an electric fireplace and full-height tile surround. A side entrance and sunshine basement provide excellent potential for future basement development. Enjoy the 11' x 10' rear deck—perfect for summer entertaining. Designed for comfort, flexibility, and long-term value.